

CODE REQUIREMENT DATA

- OCCUPANCY COUNT DETERMINATION

- NOTE: IN FURNITURE DISPLAY AREAS, PRODUCTS ACTUALLY OCCUPY 75% OF THE FLOOR AREA. THEREFORE, IN AREAS OF THIS CLASSIFICATION THE NET OCCUPIED AREA HAS BEEN CALCULATED AS 25% OF THE FLOOR AREA.

- 2ND STOREY - FURNITURE DISPLAY AREAS

2ND STOREY WEST 3782 SQ. FT. X 25% = 946 SQ. FT.
 2ND STOREY NORTH 5214 SQ. FT. X 25% = 1304 SQ. FT.
 2ND STOREY SOUTH 2199 SQ. FT. X 25% = 550 SQ. FT.
 TOTAL NET AREA FOR 2ND STOREY = 2800 SQ. FT.
 54.05 (1)(b) REQUIRES 60 SQ. FT./PERSON, 2800 ÷ 60 = 47 PERSONS

- MEZZANINE - FURNITURE DISPLAY AREA

MEZZ. NORTH 1020 SQ. FT. X 25% = 255 SQ. FT.
 54.05 (1)(b) ÷ 2 = 45 SQ. FT./PERSON, 255 ÷ 45 = 6 PERSONS

- MEZZANINE - OFFICE AREA

MEZZ. SOUTH 248 SQ. FT.
 54.05 (1)(f) REQUIRES 75 SQ. FT./PERSON, 248 ÷ 75 = 4 PERSONS
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 2 PERSONS WILL BE USED.

- 1ST STOREY - WAREHOUSE

1ST STOREY WEST 3666 SQ. FT.
 54.05 (1)(e) REQUIRES 300 SQ. FT./PERSON, 3666 ÷ 300 = 12 PERSONS
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 2 PERSONS WILL BE USED.

- 1ST STOREY - OFFICE

1ST STOREY BETWEEN NORTH & WEST 1050 SQ. FT.
 54.05 (1)(f) REQUIRES 75 SQ. FT./PERSON, 1050 ÷ 75 = 14 PERSONS
 NOTE: FOR SANITARY FACILITIES, ACTUAL OCCUPANCY OF 4 PERSONS WILL BE USED.

- 1ST STOREY - FURNITURE DISPLAY AREAS

1ST STOREY NORTH 4290 SQ. FT. X 25% = 1073 SQ. FT.
 1ST STOREY SOUTH 1890 SQ. FT. X 25% = 473 SQ. FT.
 TOTAL NET AREA OF FURN AREAS FOR 1ST STOREY = 1546 SQ. FT.
 54.05 (1)(b) REQUIRES 60 SQ. FT./PERSON, 1546 ÷ 60 = 26 PERSONS

- RECAP: 2ND STOREY = 47, MEZZ = 10, 1ST STOREY = 52 - FOR EXITS
 2ND STOREY = 47, MEZZ = 8, 1ST STOREY = 32 - FOR SANITARY

- EXIT REQUIREMENTS

- TYPE #5 CONSTRUCTION - 54.15 (a)(2) REQUIRES 50' EXIT/100 PERSONS.
 - 2ND STOREY 47 PERSONS X 50'/100 = 23.5' OF EXIT
 - MEZZANINE 10 PERSONS X 50'/100 = 5' OF EXIT
 - 1ST STOREY 52 PERSONS X 50'/100 = 26' OF EXIT
 - 2ND STOREY REQUIRES 23.5'
 EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT
 EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT
 TOTAL OF 80' PROVIDED - OK

- MEZZ. REQUIRES 5' + (50% OF 2ND STOREY OR 12') = 17'

EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT
 EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT
 TOTAL OF 80' PROVIDED - OK

- 1ST STOREY REQUIRES 26' + (50% OF (MEZZ. 5' + 2ND STOR. 23.5' OR 12.25')) = 40.25'

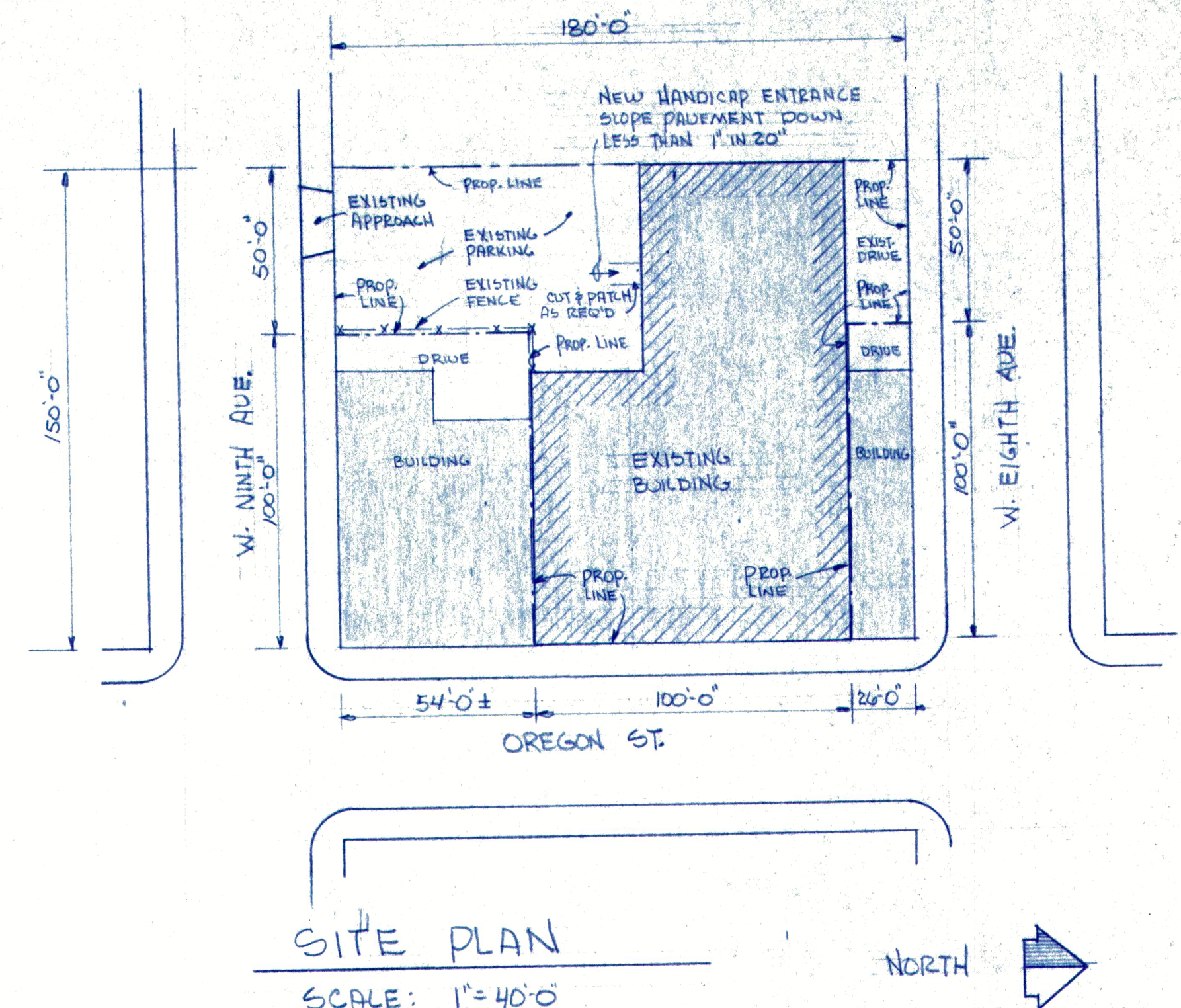
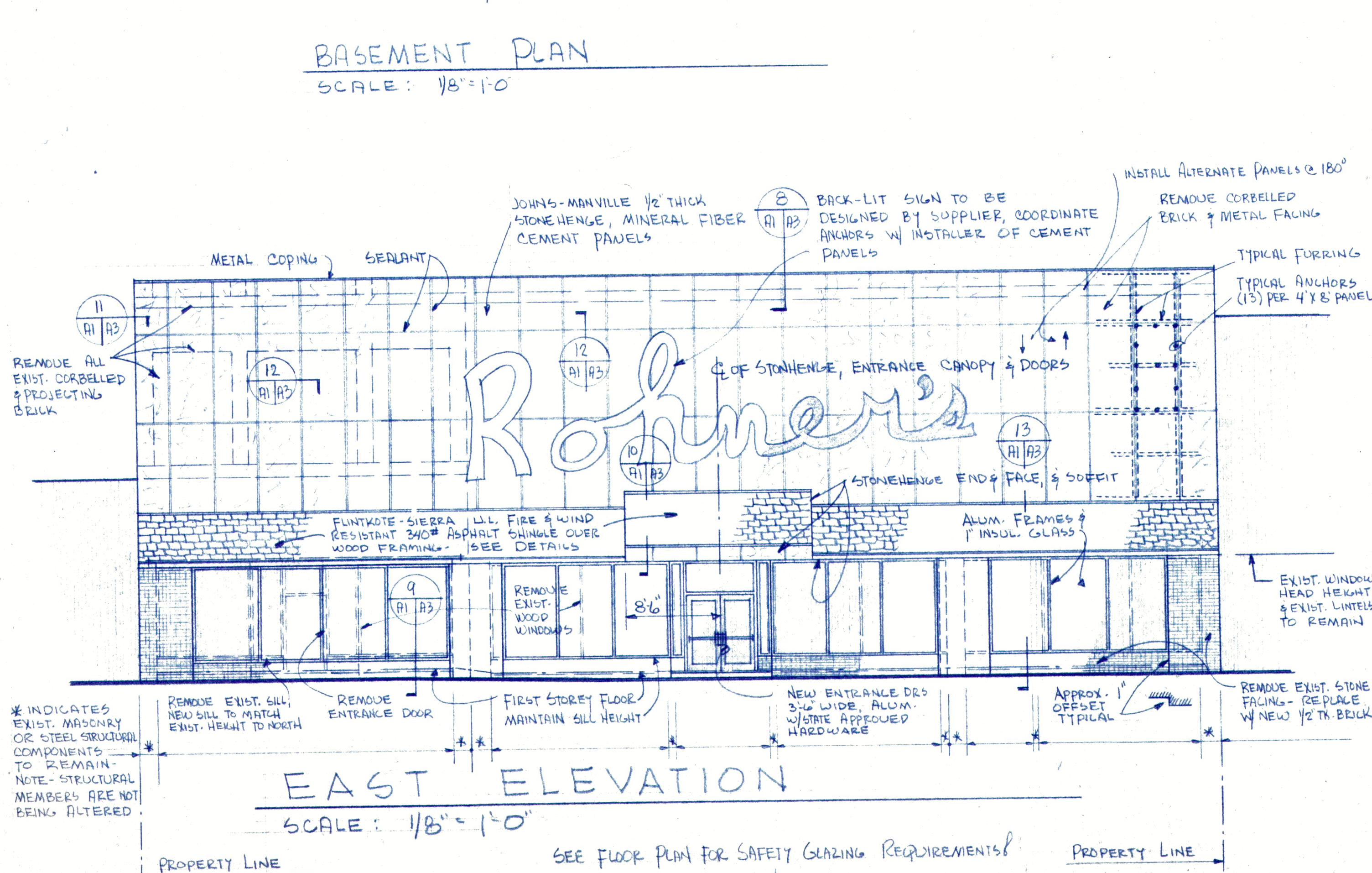
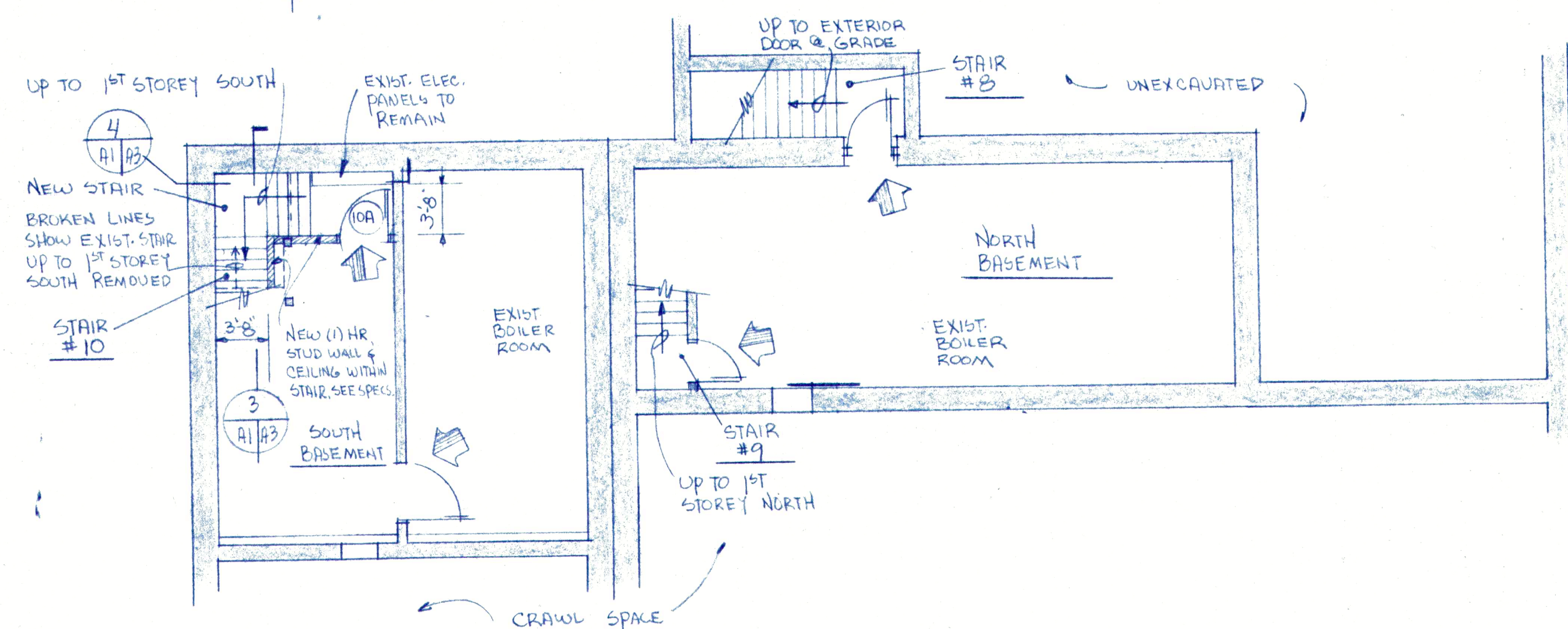
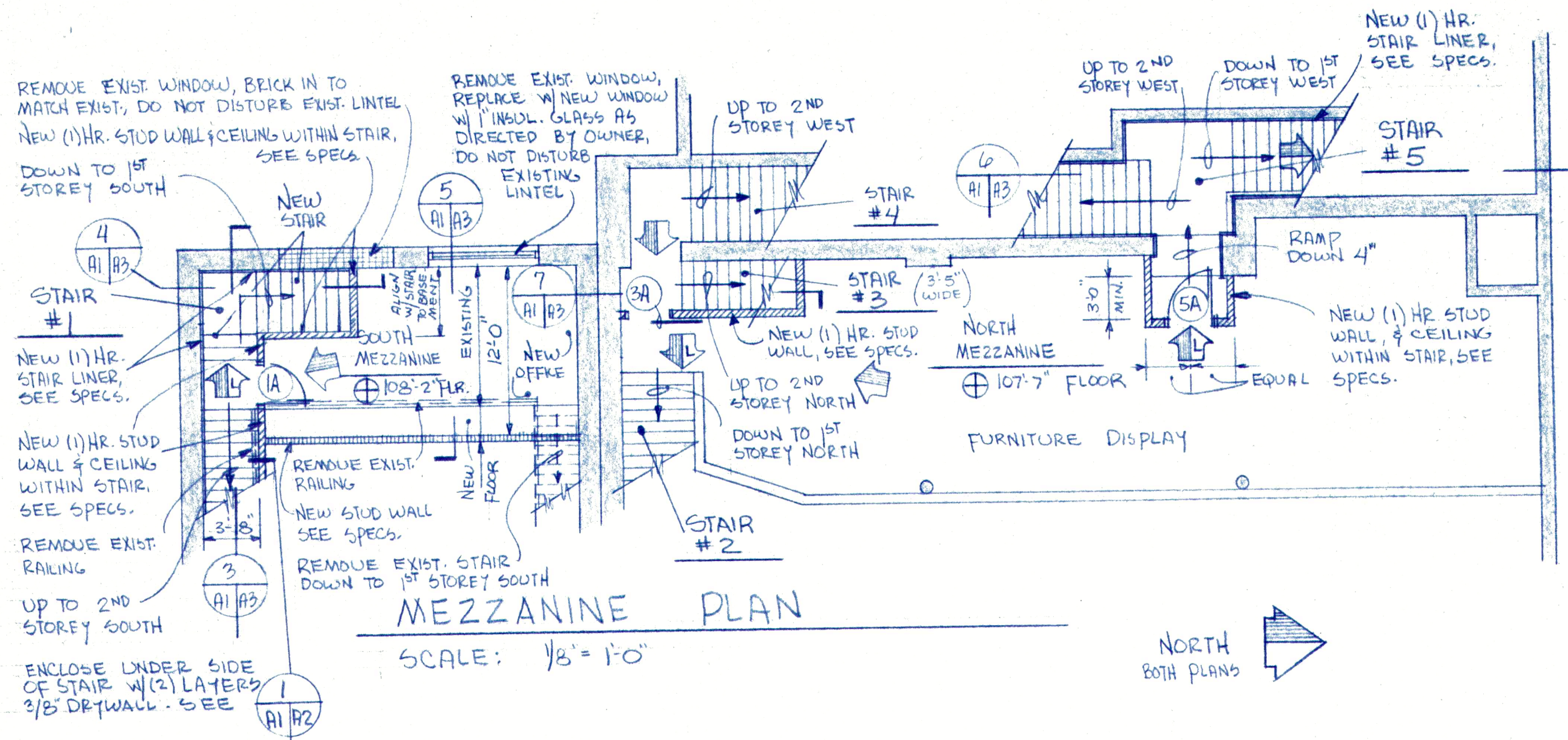
EXIT DOOR @ GRADE FROM STAIR #5 PROVIDES 40' OF EXIT
 EXIT DOOR @ GRADE FROM STAIR #1 PROVIDES 40' OF EXIT
 EXIT #6 PROVIDES DOORS @ GRADE WITH 60' OF EXIT
 EXIT #7 PROVIDES DOORS @ GRADE WITH 72' OF EXIT
 TOTAL OF 212' PROVIDED - OK

- IN ADDITION TO REQUIRED STAIRS & EXITS LISTED ABOVE, STAIRS #3 & #4 DISCHARGE THRU A (1) HR. 40" DOOR TO STAIR #2.

- SANITARY REQUIREMENTS

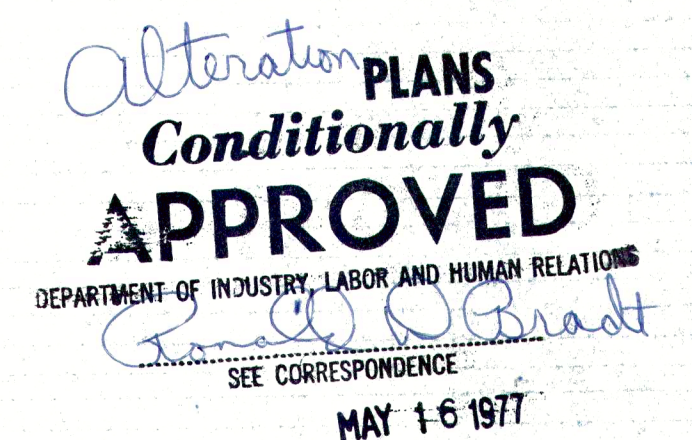
- TABLE 54.12
 (8) EMPLOYEES (PER ACTUAL OCCUPANCY AS ITEMIZED ABOVE)
 (1) W.C. MALE, (0) URINAL MALE, (1) LAV. MALE
 (1) W.C. FEMALE, (1) LAV. FEMALE
 (7) PUBLIC (PER OCCUPANCY DETERMINATION AS ITEMIZED ABOVE)
 (1) W.C. MALE, (0) URINAL MALE, (1) LAV. MALE
 (1) W.C. FEMALE, (1) LAV. FEMALE

- FACILITIES AVAILABLE
 EXIST. FEMALE = (1) W.C. + (1) LAV
 NEW (HANDICAP) FEMALE = (1) W.C. + (1) LAV
 TOTAL 2 W.C. + 2 LAV - OK
 EXIST. MALE = (1) W.C. + (1) LAV.
 NEW (HANDICAP) MALE = (1) W.C. + (1) LAV.
 TOTAL 2 W.C. + 2 LAV - OK



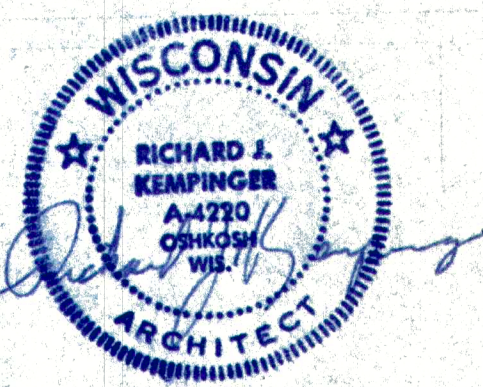
GENERAL NOTES

- HEAT & VENT. DRAWINGS TO BE SENT TO STATE FOR APPROVAL BY OTHERS
- DUE TO EXISTING COMPLEX STAIR ARRANGEMENTS, FLOOR PLANS ACT AS EXIT DIAGRAMS - ALSO SEE FLOOR PLANS FOR EXIT LIGHTS.
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD.



KEY TO DRAWINGS

- A-1 SITE PLAN, MEZZ. PLAN, BASEM'T PLAN, ELEVATION, NOTES
- A-2 FIRST STOREY PLAN, SECOND STOREY PLAN, SPECS, NOTES
- A-3 DETAILS, NOTES, SPECS, DOOR & FRAME SCHEDULE
- P-1 PLUMBING; PLAN, RISERS, NOTES



SITE PLAN, MEZZ. PLAN, BASEM'T PLAN, ELEVATION, NOTES

YARBRO-KEMPINGER, ARCHITECTS

OSHKOSH WISCONSIN

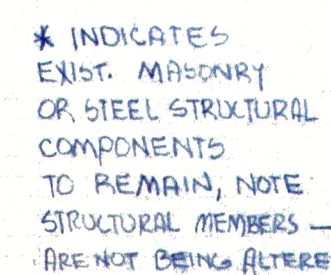
ALTERATIONS TO EXIST. BLDGS
 FOR ROHNER'S HOME FURNISHINGS INC.
 807 OREGON STREET
 OSHKOSH, WISCONSIN

DATE
 APRIL 19, 1977


DETAIL SYMBOL
 LOCATION
 SHEET NO.

FILE NO.
 7623
 SHEET NO.
 A-1 OF 3

- NEW MEN & WOMEN TOILET ROOMS TO BE FOR HANDICAP PERSONS AS FOLLOWS:
 - DOORS TO BE 2'-0" WIDE & SWING OUT AS SHOWN
 - PROVIDE (1) GRAB BAR IN EACH ROOM AS SHOWN. BAR TO BE 34" LONG & LOCATED 12" FROM BACK WALL, BR TO BE 5" ROUNH SURFACE & MOUNTED HORIZ.
 - @ A POINT 33" ABOVE FLOOR.
 - WATER CLOSET SEATS TO BE @ A POINT 16" TO 20" ABOVE FLOOR.
 - LUGS TO BE MOUNTED W/ 29" CLEAR SPARE BELUW & 34" MAX. TO RIM.
- FINISHES IN NEW MEN, WOMEN, & SERVICE ALCOVE TO BE AS FOLLOWS:
 - WALLS & CEILINGS - 5/8" ORTWALL
 - BASE - 6" HIGH QUARRY TILE, OR CERAMIC TILE
 - FLOOR - THIN SET CERAMIC TILE.



SCALE: $1/8" = 1'-0"$

NORTH 

EXISTING WALLS TO REMAIN

REMOVE EXISTING WALLS AS SHOWN, OR AS REQUIRED BY NEW WORK.

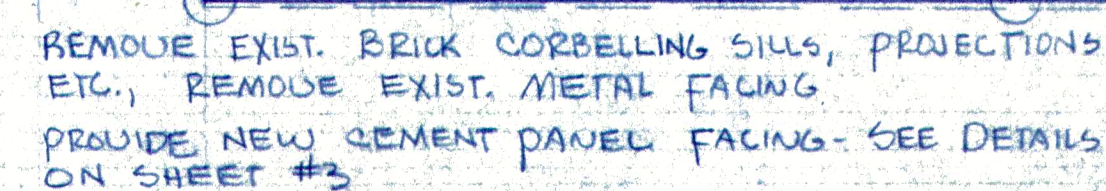
NEW STUD WALL --- 2X4 STUDS @ 16" O.C. WITH FINISHED WALL SURFACING AS SELECTED BY OWNER (DRYWALL, WOOD PANELING, ETC.)

NEW (1) HR. STUD WALL & CEILING WITHIN --- 2X4 STUD WALLS @ 16" O.C. WITH (2) LAYERS OF 3/8" DRYWALL ON BOTH SIDES. 2X4 WOOD CEILING JOISTS @ 16" O.C. WITH 1/2" FIRECODE DRYWALL. REMOVE EXIST. WOOD WALL PANELING WHERE DIRECTED TO DO SO BY THE OWNER. REMOVE EXISTING SUSPENDED ACOUSTIC CEILINGS.

NEW (1) HR. STAIR LINER --- WHERE EXISTING WOOD PANELING, TRIM, ETC. EXISTS OVER EXISTING MASONRY WALLS & OWNER DOES NOT DIRECT SUCH MATERIALS TO BE REMOVED, COVER SUCH MATERIALS WITH (2) LAYERS 3/8" DRYWALL. PROVIDE NEW CEILINGS CONSISTING OF 2X4 WOOD JOISTS @ 16" O.C. WITH 1/2" FIRECODE DRYWALL. REMOVE EXISTING NON-CONFORMING CEILINGS AS NECESSARY

- INDICATES DIRECTION OF TRAVEL TO LEGAL EXIT.

- INDICATES DIRECTION OF TRAVEL TO LEGAL EXIT, AND INDICATES EXIT LIGHT IS REQUIRED AT THAT LOCATION.



SCALE: $\frac{1}{8}'' = 1'-0''$

AREA DATA	
BASEMENT	
SOUTH	900
NORTH	897
WEST	105
	1902
MEZZANINE	
SOUTH	420
NORTH	1292
	1712
FIRST	
SOUTH	2535
NORTH	5788
WEST	4271
	12595
SECOND	
SOUTH	2535
NORTH	5788
WEST	4271
	12595
TOTAL 28,804 SQ. FT.	
GROSS AREA	
28,804 X 25% = 7201	
SQ. FT.	

REMODELED AREAS	
BASEMENT	
S.@ STAIR #10	59
N.	—
MEZZANINE	
S. COMPLETE MEZZ.	338
N.@ STAIR #3	56
N.@ STAIR #5	30
FIRST	
S. UNDER MEZZ.	338
S.@ NEW WALL CPG.	30
S.@ FRONT ENTRANCE	181
N.@ FRONT ENTRANCE	188
W.@ STAIR #5	240
SECOND	
S.@ STAIR #1	52
S.@ NEW WALL CPG.	30
S.@ FRONT WALL	30
N.@ STAIR #5	35
N.@ FRONT WALL	69
W.@ STAIR #5	180

TOTAL 1856 SQ.FT
REMODELED AREA

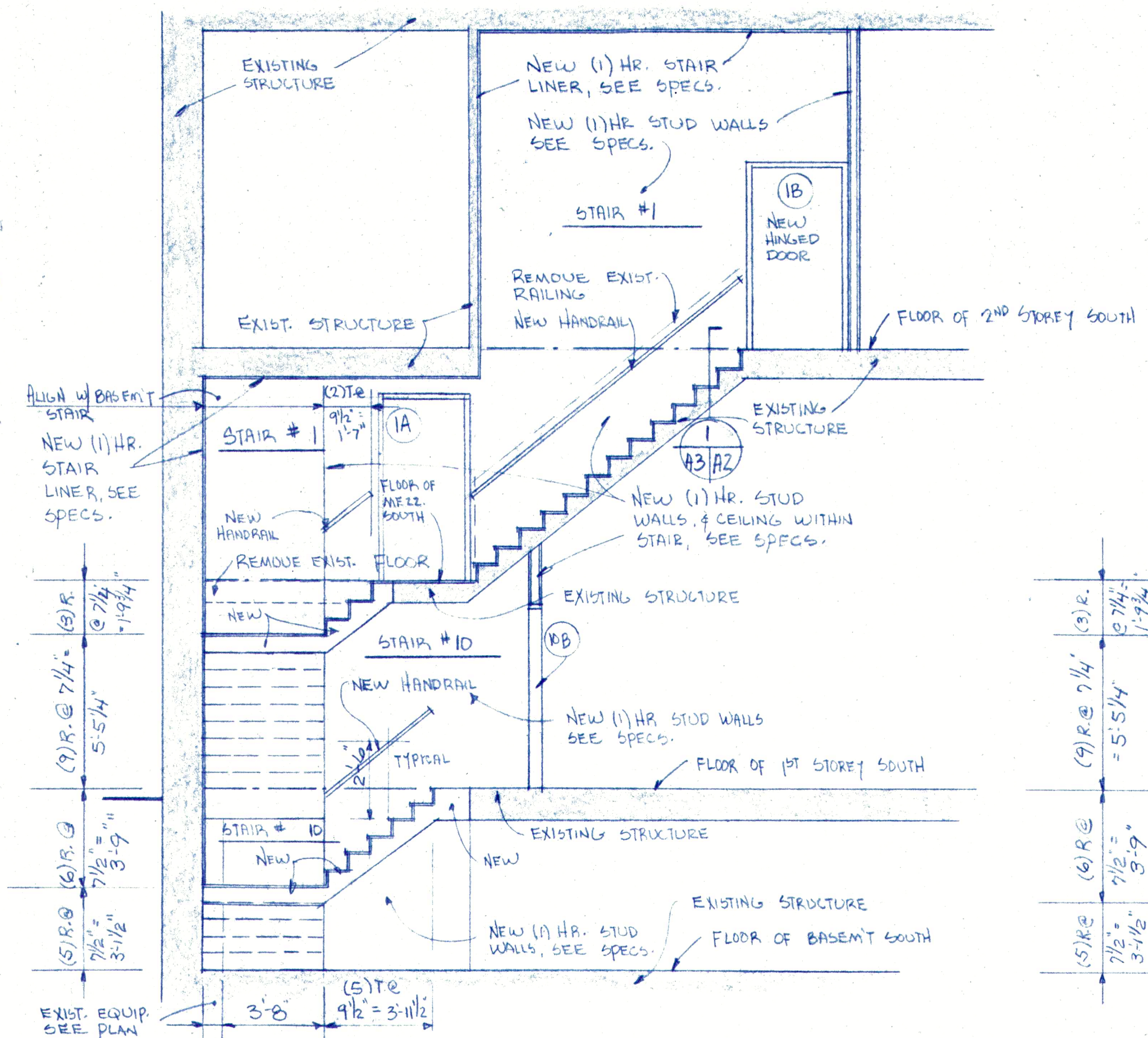
NOTE: 1856 SQ.FT. IS
LESS THE 7201 SQ.F
CALCULATED ABOVE.
THEREFORE STATE
CODE 52.04(6)(C)
APPLIES FOR
BARRIER-FREE
REQUIREMENTS.
"LESS THAN 25 %
REMODELED. TABLE
52.04 § SECTION
52.04(4) DO NOT APPLY.

FIRST STOREY PLAN, SECOND STOREY PLAN.
YARBRO-KEMPING, ARCHITECTS

ALTERATIONS TO EXIST. BLDG.
FOR ROHNER'S HOME FURNISHINGS INC.
807 OREGON STREET
OSHKOSH, WISCONSIN.

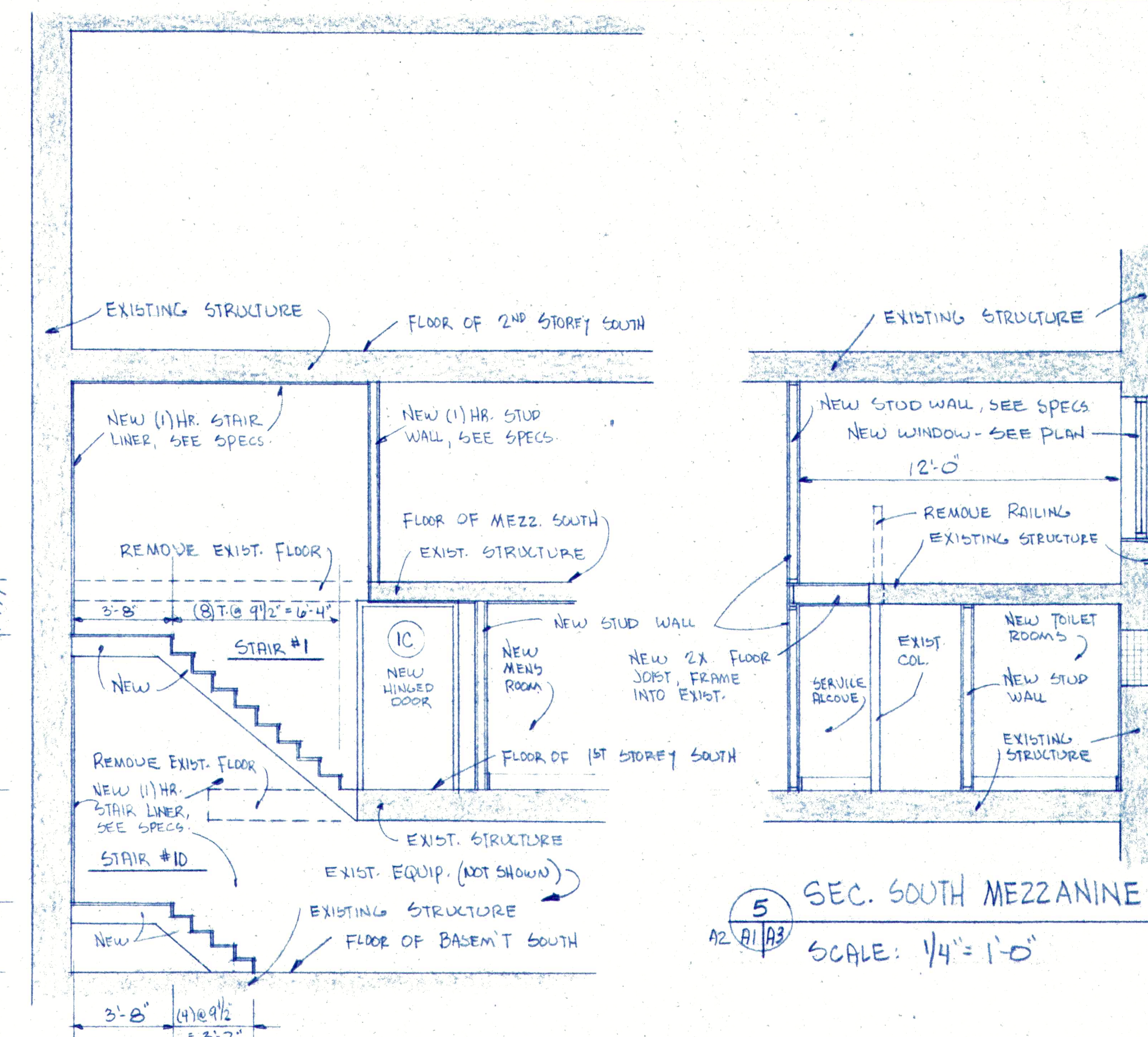
DATE
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7623
SHEET NO
A-2 OF 3



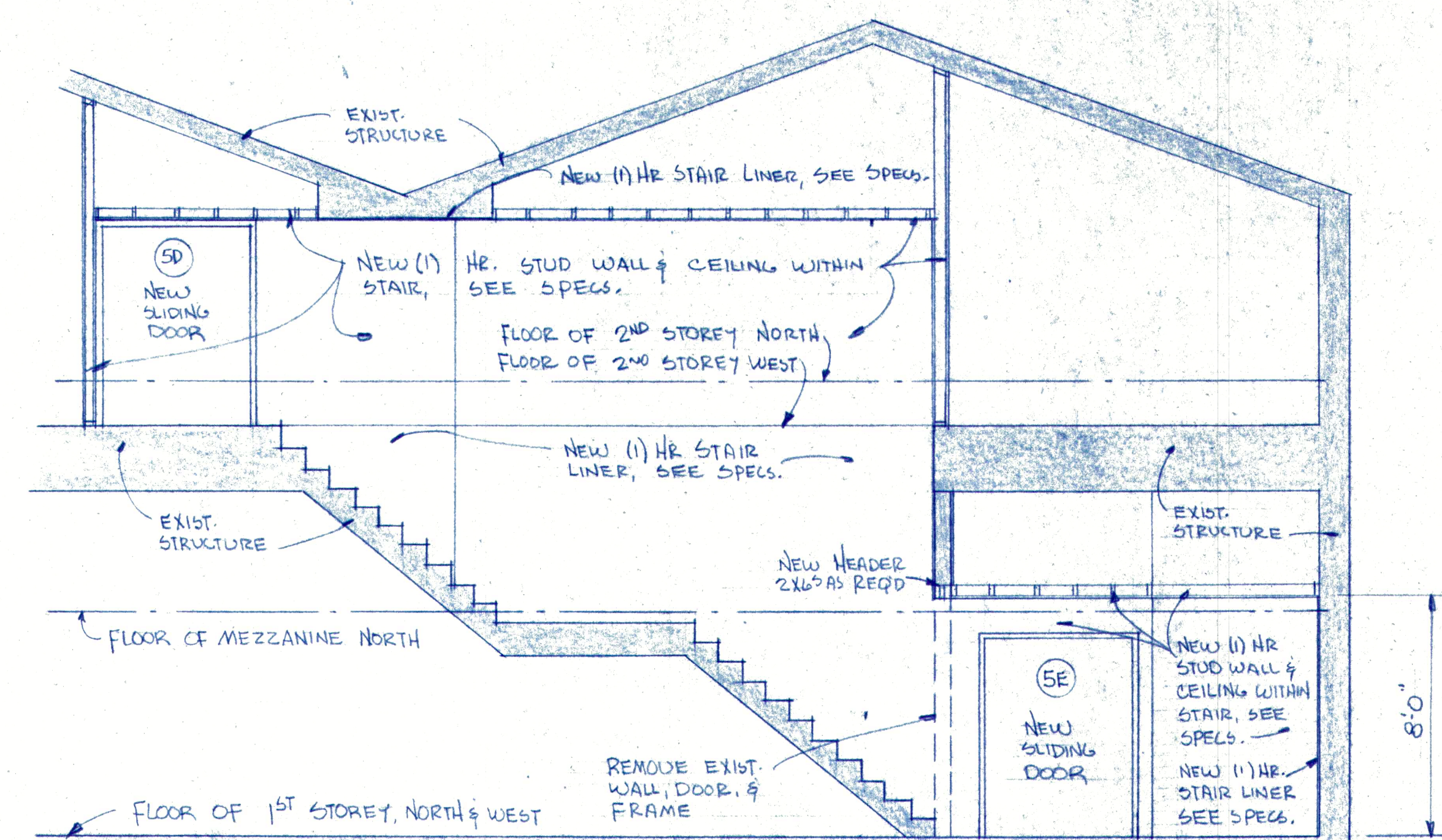
3 SECTION THRU STAIRS #1 & #10 LOOKING NORTH

A2 A1 A3 SCALE : $\frac{1}{4}'' = 1'-0''$



5 SEC. SOUTH MEZZANINE

A2 A1 A3 SCALE: 1/4" = 1'-0"



(10) SECTION THRU STAIR #5 LOOKING WEST

SCALE: $\frac{1}{4}" = 1'-0"$

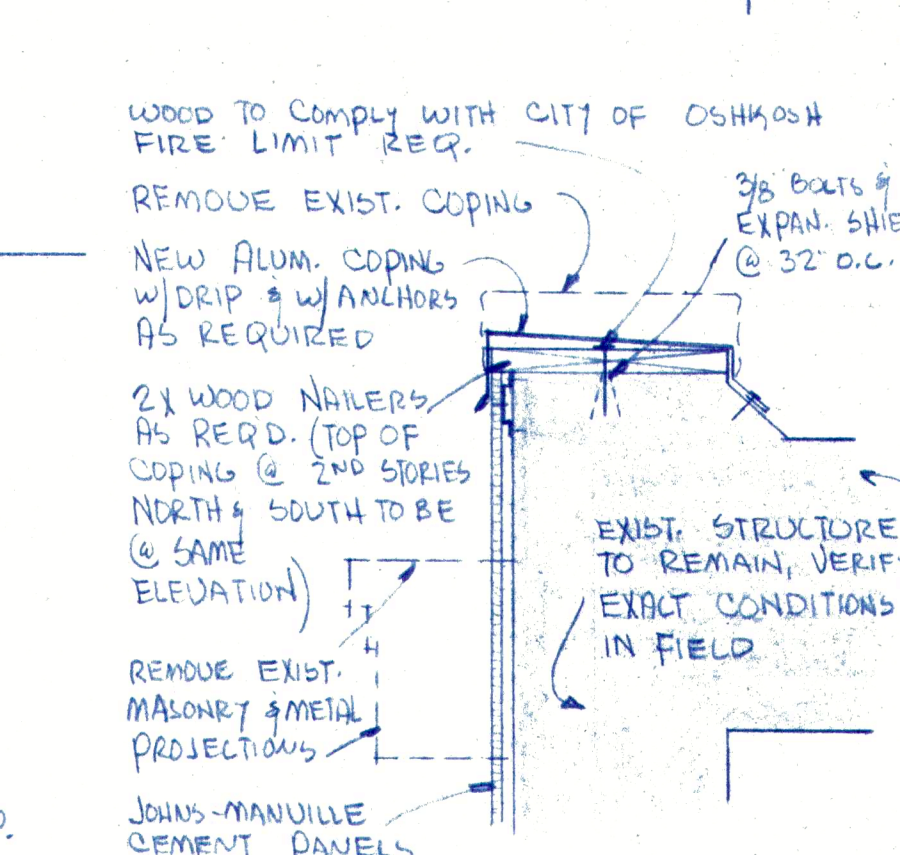
DOOR AND FRAME SCHEDULE

DOOR NO.	FROM	TO	OPENING SIZE	HINGED DOOR	SLIDING DOOR	CASED OPENING	INSULATED HOLLOW METAL DOOR	HOLLOW METAL FRAME	3/4 HOUR RATED, DOOR FRAME HARDWARE	SEE HARDWARE NOTES BELOW
1A	SOUTH MEZZANINE	STAIR #1	2'-0" ± VERIFY X 6'-8" VERIFY X 13/4"	○			○	○	○	
1B	2ND STOREY SOUTH	STAIR #1	3'-4" X 6'-8" X 13/4"	○			○	○	○	
1C	STAIR #1	EXTERIOR E. WEST	3'-4" X 6'-8" X 13/4"	○			○	○	○	
1D	1ST STOREY SOUTH	STAIR #1	3'-4" X 6'-8" X 13/4"	○			○	○	○	
3A	STAIR #3	NORTH MEZZ. @ TOP OF STAIR #2	4'-0" ± VERIFY 16'-8" ± VERIFY X 13/4" ±		○				○	
5A	NORTH MEZZANINE	STAIR #5	3'-4" X 6'-8" X 13/4"	○					○	
5B 5C	2ND STOREY NORTH	STAIR #5	PAIR OF 2'-8" EA. X 6'-8" X 13/4"						○	
5D	2ND STOREY WEST	STAIR #5	5'-0" ± VERIFY X 6'-8" X 13/4" ±		○				○	
5E	1ST STOREY WEST	STAIR #5	5'-0" ± VERIFY X 6'-8" X 13/4" ±		○				○	
10A	BASEMENT SOUTH	STAIR #10	3'-4" X 5'-0" ± VERIFY X 13/4"	○			○	○	○	
10B	STAIR #10	1ST STOREY SOUTH	3'-4" X 6'-8" X 13/4"	○			○	○	○	
11	HANDICAP MEN TOILET	PASSAGE	2'-8" X 6'-8" X 13/4"	○			○	○	○	
12	HANDICAP WOMEN TOILET	PASSAGE	2'-8" X 6'-8" X 13/4"	○			○	○	○	
13	1ST STOREY SOUTH	1ST STOREY NORTH	10'-0" ± VERIFY X 9'-7" ± VERIFY X 13/4" ±		○		○	○	3 HR. DR. FRM. & HAW.	SEE PLAN FOR NOTES
14	2ND STOREY SOUTH	2ND STOREY NORTH	10'-0" ± VERIFY X 9'-7" ± VERIFY X 13/4" ±		○		○	○	3 HR. DR. FRM. & HAW.	SEE PLAN FOR NOTES
15A 15B	1ST STOREY NORTH	EXTERIOR E. EAST	PAIR OF 3'-2" EA. 17'-0" X 13/4"	○			ALUM. DOOR	ALUM. FRAME		

- DOORS # 3A, 5B, 5C, 5D & 5E TO HAVE MAGNETIC HOLD OPENS WITH CEILING MOUNTED DETECTORS. DETECTORS TO BE LOCATED AS FOLLOWS: CENTER ON DOOR, LOCATE @ CEILING, LOCATE ON ROOM SIDE ONLY OF EA-DOOR, DO NOT LOCATE IN STAIR TOWERS.

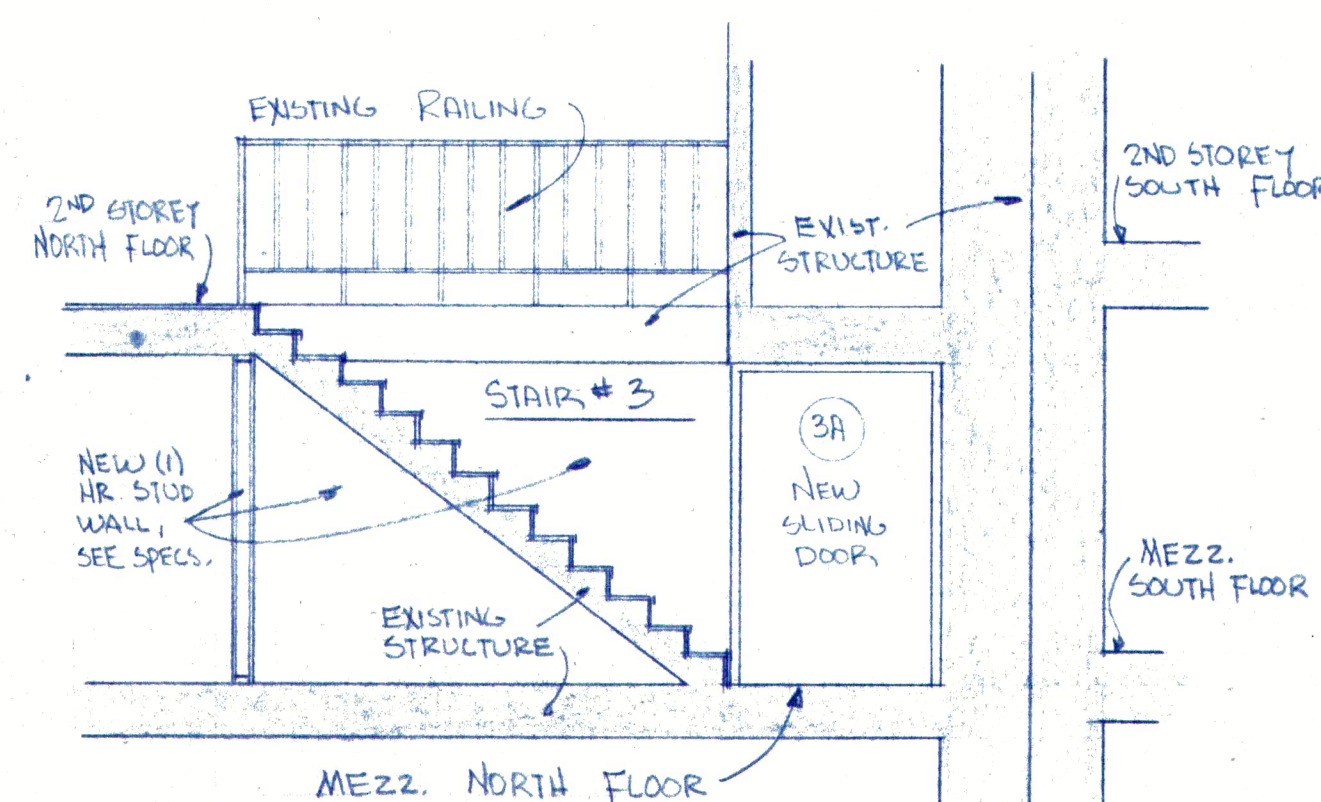
NEW STAIR SPECS.

- ALL STAIRS TO HAVE (3) 2X12 WOOD STRINGERS, (1) EA. SIDE & (1) @ CENTER (FOR STAIRS UP TO 3'-8" WIDE).
- TREADS TO BE 1 1/8" THICK EDGE GRAIN FIR, (1) PL. FOR FULL WIDTH OF STAIR.
- RISERS TO BE 3/4" THICK FIR.
- NOSING OF TREAD TO OVERLAP RISER BY 1".
- LANDINGS TO BE CONSTRUCTED WITH 2X10 WOOD JOIST @ 12" O.C. - PROVIDE 3/4" PLYWOOD SUBFLOOR & 5/8" UNDERLAYMENT.
- PROVIDE HANDRAILS @ LEFT SIDE OF ALL STAIRS, LEFT SIDE IS DETERMINED BY MOUNTING THE STAIR & GOING UP.
- ALL STAIRS TO HAVE (4) 2X12 WOOD STRINGERS, (1) EA. SIDE & (2) @ THIRD POINTS (FOR STAIRS OVER 3'-8" WIDE).



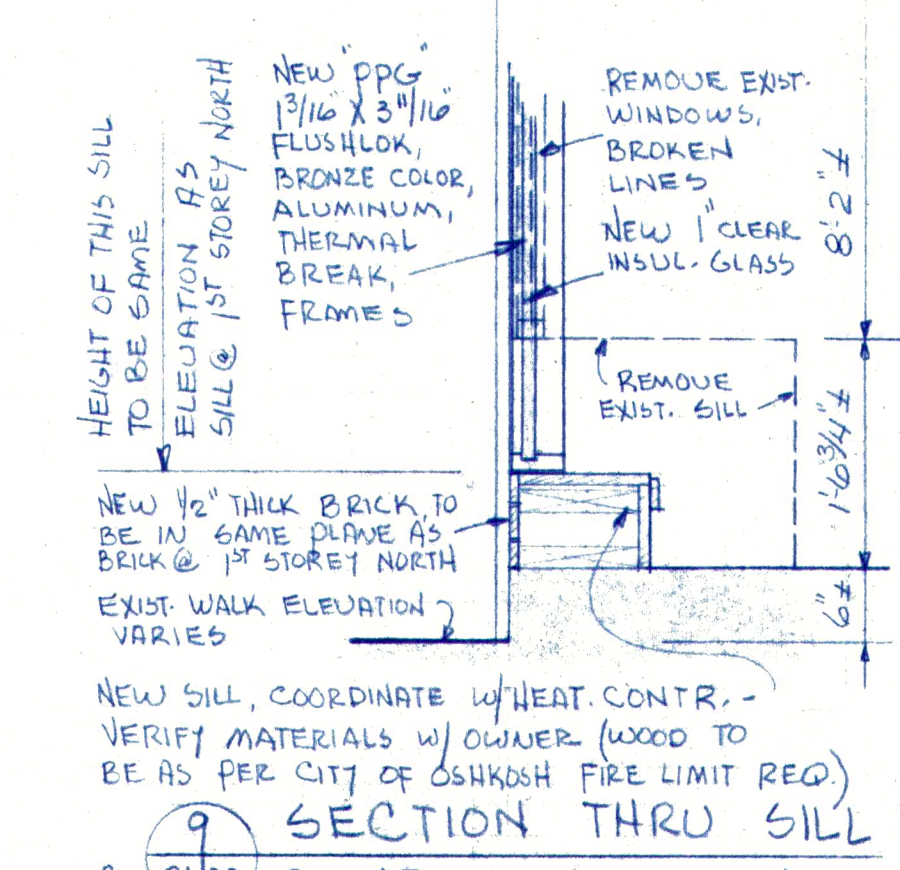
8 COPING @ 2ND STOREY NORTH

A2, A1, A3 SIMILAR @ 2ND STOREY SOUTH
SCALE: 3/4" = 1'-0"



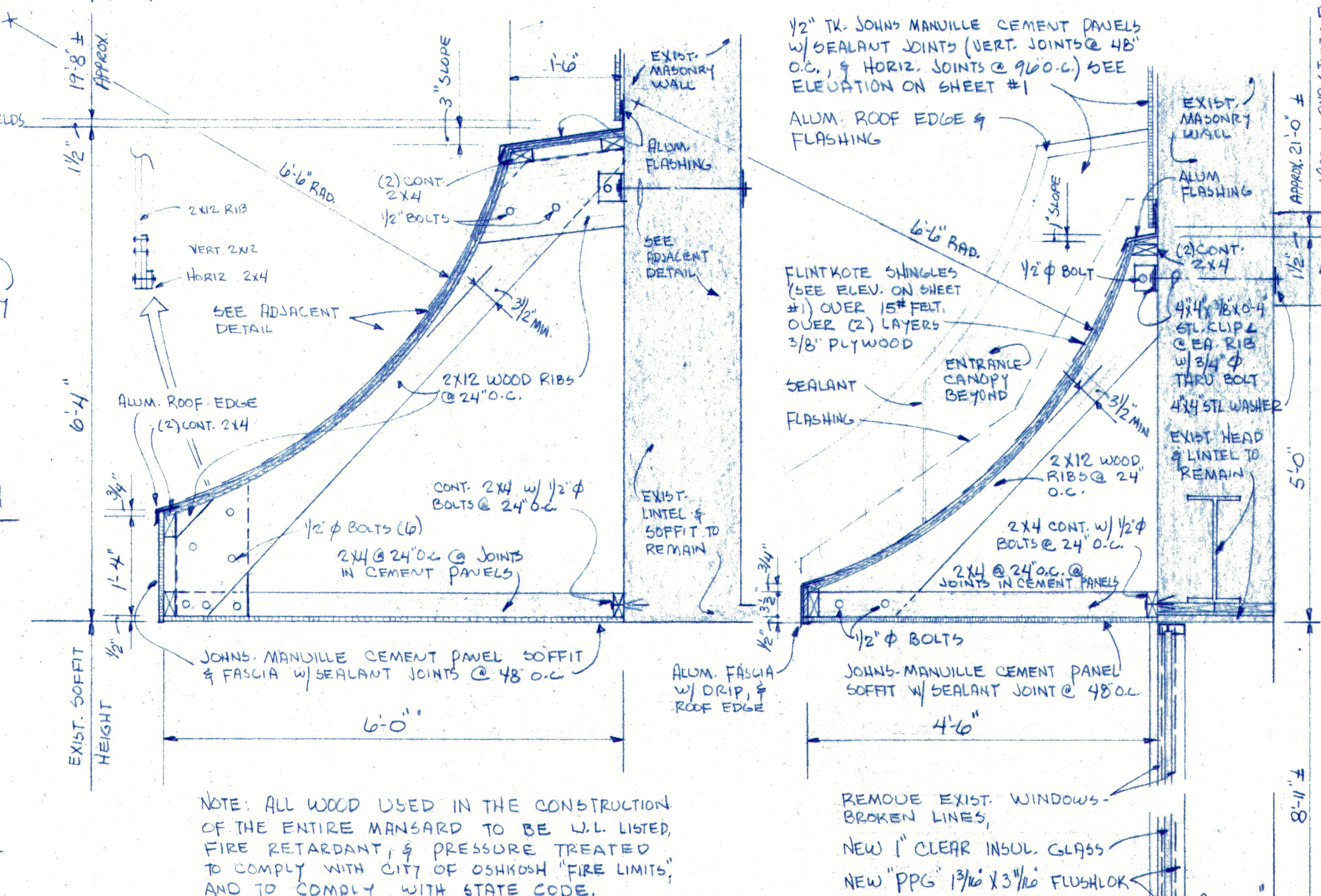
⑦ SEC. STAIR # 3, LOOKING EAST

A2 A1 A3 SCALE: $1/4" = 1'-0"$



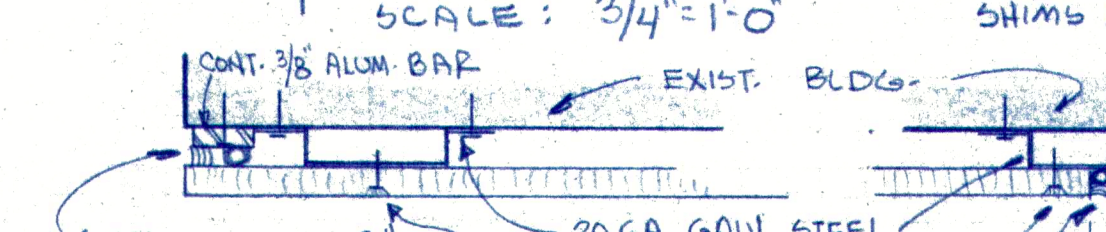
SECTION TARD SILL
A2 A1 A3 @ 1ST STOREY SOUTH

SCALE: $3/4" = 1'-0"$



⑩ SECTION THRU EAST WALL @

A2, A1, A3 ENTRANCE CANOPY SHIM AL

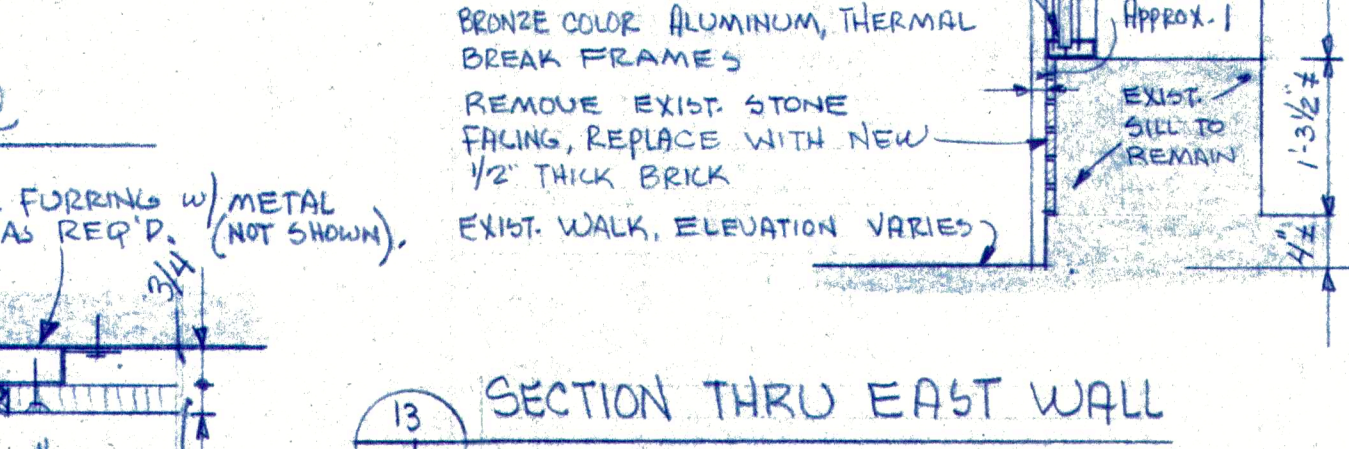


SEALANT OVER
ETHAFOAM

3"

20 GA. GALV. STEEL
CHANNEL, CONT.

BACKING / FILL SCREW HOLES W/
STONEHENGE PATCHING COMPOUND



SECTION THRU EAST WALL

DETAILS, NOTES, SPECS, DOOR AND FRAME SCHEDULE

YARBRO-KEMPINGER, ARCHITECTS

OSHKOSH WISCONSIN

ALTERATIONS TO EXIST. BLDG.
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DATE APRIL 19, 1977 FILE NO 7623
SHEET NO A-3 OF 3